



Brownfields Cleanup Revolving Loan Fund Pilot

City of Milwaukee, WI

BACKGROUND

The City of Milwaukee (population 628,000) has suffered a decline in shipping, rail, and manufacturing activities that has severely reduced employment. Unemployment in the city is 7%, and 22% of residents live in poverty. The Menomonee River Valley, located in the heart of the city and adjacent to the city's largest pockets of unemployment, has been designated a federal Enterprise Community. Over half of the city's residents are minorities. The presence of brownfields is hampering the reuse of land in the city despite the large workforce and easy access to the state's highway, rail, and water transportation systems. With a 23% increase in land use over the last decade compared to a population growth of only two percent, regional sprawl is reaching crisis levels and is putting enormous pressure on the city's infrastructure and budget.

Milwaukee has made substantial progress in brownfields cleanups in the past decade. Since 1990, city involvement has contributed to the successful redevelopment of 44 central city brownfields, creation of 1,600 jobs, and leveraging of more than \$199 million in private investments. For every public dollar invested in redevelopment activities, 40 dollars of private redevelopment activity has been generated. The city has created 46 tax increment districts to help encourage redevelopment activities.

BCRLF OBJECTIVES

The city's brownfields redevelopment goals are to improve environmental quality, create living wage jobs close to where workers live, and create sustainable benefits for the community. The BCRLF Pilot will offer needed flexibility in an area where the banking community is conservative and other financing tools require a significant up-front cash commitment from businesses seeking to reuse a brownfield in the city.

PILOT SNAPSHOT



City of Milwaukee, WI

Date of Announcement:
May 2002

Amount: \$1,000,000

BCRLF Target Area:
Milwaukee industrial corridors
and central city commercial
corridors

Contacts:

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(414) 286-5808

Region 5 Brownfields
Coordinator
(312) 886-0123

Visit the EPA Region 5 Brownfields web site at:
<http://www.epa.gov/R5Brownfields>

For further information, including specific Pilot contacts,
additional Pilot information, brownfields news and events, and
publications and links, visit the EPA Brownfields web site at:
www.epa.gov/brownfields

Applications for brownfields loans will be considered city-wide to maintain flexibility. Specific geographical areas of focus include Milwaukee's industrial corridors and central city commercial corridors. These corridors include opportunity areas such as the Tower Automotive Site, 30th Street Industrial Corridor, Menomonee Valley, Sixteenth Street, Martin Luther King Drive, and Historic North

Avenue. Together, these areas represent the highest potential for creating family-supporting jobs.

FUND STRUCTURE AND OPERATIONS

The Milwaukee Redevelopment Authority is the cooperative agreement recipient and will serve as the lead agency. A site manager will be selected. The Milwaukee Economic Development Corporation will serve as the fund manager.

LEVERAGING OTHER RESOURCES

Currently available sources of funding for brownfields cleanups include Wisconsin Department of Commerce Brownfields grants, Milwaukee Economic Development Corporation grants, Menomonee Valley Remediation and Economic Development grants, state Enterprise Zone tax credits, state Community Development tax credits, and Menomonee Valley Partners, Inc. pre-development matching grants. The City of Milwaukee also will be providing in-kind services to support redevelopment efforts. Since 2000, the city has raised and managed more than \$4.4 million in brownfields testing, cleanup, and redevelopment funding.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.